

This instrument prepared by:  
Ellen MacArthur for  
Martin County Real Property  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: Newfield ROW Dedication  
RPM #: 4075  
PCN: 05-38-40-000-000-00010-3  
08-38-40-000-000-00010-7  
09-38-40-000-000-00010-5

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 21<sup>st</sup> day of MAY, 2024, between **MAM US LLC**, a Delaware limited liability company, whose mailing address is 4901 Vineland Road, Suite 450, Orlando, Florida, 32811, ("Grantor") in favor of **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida, 34996, ("Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys, and confirms unto Grantee all that certain land situate in Martin County, Florida, more particularly described on Exhibit "A" and Exhibit "B" attached hereto (the "Land") for road right-of-way purposes.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD, the same unto Grantee in fee simple forever.

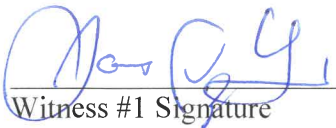
The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land; will defend the same against the lawful claims of all persons whomsoever through or under Grantors, and that the land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and covenants, restrictions, agreements, limitations, reservations, and easements of record, if any reference thereto, shall not serve to impose same.

Grantor further warrants that there are no mortgages encumbering the Land.

Accepted pursuant to  
Resolution No. \_\_\_\_\_

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

Witnesses:

  
Witness #1 Signature  
Printed Name: JAMES FITZGERALD  
Address: 2500 Quantum Lakes Dr, Suite 215  
Boynton Beach, FL 33426

  
Witness #2 Signature  
Printed Name: TANIS PLYLER  
Address: 2500 Quantum Lakes Dr, Suite 215  
Boynton Beach, FL 33426

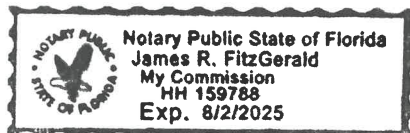
MAM US, LLC,  
a Delaware limited liability company

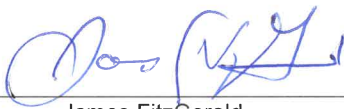
By:   
Printed Name Dan Grosswald  
Title Vice President

STATE OF FLORIDA,  
COUNTY OF Palm Beach,

The foregoing instrument was signed, delivered, and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of MAY, 2024, by Dan Grosswald, who is the Vice President of MAM US LLC, a Delaware limited liability company, on behalf of the company. He/she ☒ is personally known to me or ☐ has produced a \_\_\_\_\_ as identification.

(NOTARY PUBLIC)



  
Name: James FitzGerald  
Typed, printed or stamped  
Notary Public of the State of Florida  
having a commission number of HH159788  
and my commission expires: 8/02/2025

**EXHIBIT A**  
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**SECTIONS 8 AND 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST**  
**MARTIN COUNTY, FLORIDA**

**LEGAL DESCRIPTION POND 4 RIGHT OF WAY DEDICATION**

A PARCEL OF LAND LOCATED IN SECTIONS 8 AND 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9;  
THENCE NORTH 89°52'59" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2632.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;  
THENCE SOUTH 53°42'38" WEST, A DISTANCE OF 2472.64 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST NEWFIELD PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD) AS RECORDED IN OFFICIAL RECORDS BOOK 2187, PAGE 2455, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;  
THENCE SOUTH 44°41'30" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;  
THENCE CONTINUE SOUTH 44°41'30" WEST, A DISTANCE OF 104.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 149.00 FEET, A CENTRAL ANGLE OF 56°10'27", A CHORD BEARING OF SOUTH 46°28'00" WEST AND A CHORD DISTANCE OF 140.30 FEET;  
THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 146.08 FEET;  
THENCE SOUTH 74°33'14" WEST, A DISTANCE OF 173.28 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 149.00 FEET, A CENTRAL ANGLE OF 56°38'58", A CHORD BEARING OF NORTH 77°07'17" WEST AND A CHORD DISTANCE OF 141.39 FEET;  
THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 147.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 313.00 FEET, A CENTRAL ANGLE OF 70°00'31", A CHORD BEARING OF NORTH 83°48'03" WEST AND A CHORD DISTANCE OF 359.10 FEET;  
THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 382.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 337.00 FEET, A CENTRAL ANGLE OF 17°51'12", A CHORD BEARING OF SOUTH 70°07'18" WEST AND A CHORD DISTANCE OF 104.58 FEET;  
THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.01 FEET;  
THENCE SOUTH 79°02'54" WEST, A DISTANCE OF 160.04 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 149.00 FEET, A CENTRAL ANGLE OF 72°19'47", A CHORD BEARING OF NORTH 64°47'13" WEST AND A CHORD DISTANCE OF 175.85 FEET;  
THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.10 FEET;  
THENCE NORTH 28°37'20" WEST, A DISTANCE OF 121.01 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 151.00 FEET, A CENTRAL ANGLE OF 21°01'37", A CHORD BEARING OF NORTH 39°08'08" WEST AND A CHORD DISTANCE OF 55.11 FEET;  
THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.42 FEET;  
THENCE NORTH 49°38'57" WEST, A DISTANCE OF 64.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 149.00 FEET, A CENTRAL ANGLE OF 63°24'24", A CHORD BEARING OF NORTH 17°56'45" WEST AND A CHORD DISTANCE OF 156.61 FEET;  
THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.89 FEET;

CONTINUED ON SHEET 2

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
RICHARD E. BARNES, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE No. LS -5173

5/29/24  
DATE OF SIGNATURE

NOTE: SEE SHEETS 5 THRU 7 OF 7 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT COMPLETE UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 5 THRU 7 OF 7 OF THIS DOCUMENT. **THIS IS NOT A SURVEY**

BOWMAN CONSULTING GROUP, LTD., INC.  
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**Bowman**

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
301 SE Ocean Blvd. Fax: (772) 220-7881  
Suite 301, Stuart, Florida 34994 [www.bowmanconsulting.com](http://www.bowmanconsulting.com)

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Professional Surveyors and Mapper Business Certificate # LB 8030

**EXHIBIT**  
**NEWFIELD POND 4**  
**RIGHT OF WAY DEDICATION**  
**SW NEWFIELD PARKWAY**

**MARTIN COUNTY**

**FLORIDA**

PATH: \031092-01-006 (SUR)\Survey\Citrus Ponds

DRAWN: RT

PROJECT NO. 31092-01-001

REVISED DATE: MAY 23, 2024

DATE: MAY 2, 2024

CADD FILE: 31092-POND 4-SKT

SCALE: N/A

SHEET 1 OF 7

**EXHIBIT A**  
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
SECTIONS 8 AND 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA

**LEGAL DESCRIPTION POND 4 RIGHT OF WAY DEDICATION**

CONTINUED FROM SHEET 1

THENCE NORTH 13°45'27" EAST, A DISTANCE OF 198.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 6.00 FEET, A CENTRAL ANGLE OF 47°16'31", A CHORD BEARING OF NORTH 09°52'49" WEST AND A CHORD DISTANCE OF 4.81 FEET;  
THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.95 FEET;  
THENCE NORTH 33°31'05" WEST, A DISTANCE OF 119.42 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST NEWFIELD PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD);  
THENCE NORTH 11°53'43" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 71.67 FEET;  
THENCE SOUTH 78°06'17" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 327.88 FEET;  
THENCE NORTH 56°53'43" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 227.38 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2150.00 FEET, A CENTRAL ANGLE OF 0°38'45", A CHORD BEARING OF SOUTH 72°28'30" EAST AND A CHORD DISTANCE OF 24.23 FEET;  
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 24.23 FEET;  
THENCE, SOUTH 58°38'02" WEST, A DISTANCE OF 75.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 309.78 FEET, A CENTRAL ANGLE OF 164°10'31", A CHORD BEARING OF SOUTH 64°32'15" EAST AND A CHORD DISTANCE OF 613.66 FEET;  
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 887.64 FEET;  
THENCE NORTH 33°22'30" EAST, A DISTANCE OF 62.40 FEET TO SAID RIGHT-OF-WAY LINE AND THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2150.00 FEET, A CENTRAL ANGLE OF 11°19'00", A CHORD BEARING OF SOUTH 50°58'00" EAST AND A CHORD DISTANCE OF 423.96 FEET;  
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 424.65 FEET;  
THENCE SOUTH 45°18'30" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 38.25 FEET;  
THENCE SOUTH 44°41'30" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET;  
THENCE SOUTH 45°18'30" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 15.34 ACRES OR 668,187 SQUARE FEET, MORE OR LESS.

NOTE: SEE SHEETS 5 THRU 7 OF 7 FOR SKETCH OF DESCRIPTION.

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7 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

**Bowman**

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**EXHIBIT**  
**NEWFIELD POND 4**  
**RIGHT OF WAY DEDICATION**  
**SW NEWFIELD PARKWAY**

**MARTIN COUNTY**

**FLORIDA**

PATH: \031092-01-006 (SUR)\Survey\Citrus Ponds

DRAWN: RT

PROJECT NO. 31092-01-001

REVISED DATE: MAY 23, 2024

DATE: MAY 2, 2024

CADD FILE: 31092-POND 4-SKT

SCALE: N/A

SHEET 2 OF 7

**EXHIBIT 4**  
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**SECTIONS 8 AND 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST**  
**MARTIN COUNTY, FLORIDA**

**SURVEYOR'S NOTES:**

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 89°52'59" EAST FOR THE NORTH LINE OF THE NORTH EAST QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE.
2. THERE WAS NO FIELDWORK PERFORMED FOR THIS SKETCH AND DESCRIPTION OTHER THAN ESTABLISHING THE LOCATION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, WHICH IS SHOWN ACCORDING TO A BOUNDARY SURVEY PERFORMED BY BOWMAN CONSULTING GROUP TITLED "NEWFIELD - PHASE 1A, SW CITRUS BOULEVARD", PROJECT NO. 31092-02-001, LAST REVISED AUGUST 30, 2023. THE LINEWORK FOR THE PONDS WAS PROVIDED BY THE CLIENT.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.
4. THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT [WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK)

**LEGEND:**

Δ	CENTRAL ANGLE OF CURVE
(C)	CALCULATED DATA
CH	CHORD OF CURVE
CCR#	CERTIFIED CORNER RECORD NUMBER
CONC.	CONCRETE
(D)	DEED DATA
D.B.	DEED BOOK
E:	EASTING
ID	IDENTIFICATION
L	ARC LENGTH OF CURVE
N:	NORTHING
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R	RADIUS OF CURVE
R/W	RIGHT OF WAY
RGE.	RANGE
SEC.	SECTION
S.F.	SQUARE FEET
TWP.	TOWNSHIP
TYP.	TYPICAL



SHEET VIEW AND NUMBER



FOUND QUARTER SECTION CORNER



FOUND SECTION CORNER



PARCEL LINE



RIGHT OF WAY LINE



SECTION LINE



POND PARCEL

NOTE: SEE SHEETS 5 THRU 7 OF 7 FOR SKETCH OF DESCRIPTION.

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**EXHIBIT**  
**NEWFIELD POND 4**  
**RIGHT OF WAY DEDICATION**  
**SW NEWFIELD PARKWAY**

**MARTIN COUNTY**

**FLORIDA**

PATH: \031092-01-006 (SUR)\Survey\Citrus Ponds

DRAWN: RT

PROJECT NO. 31092-01-001

REVISED DATE: MAY 23, 2024

DATE: MAY 2, 2024

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SCALE: N/A

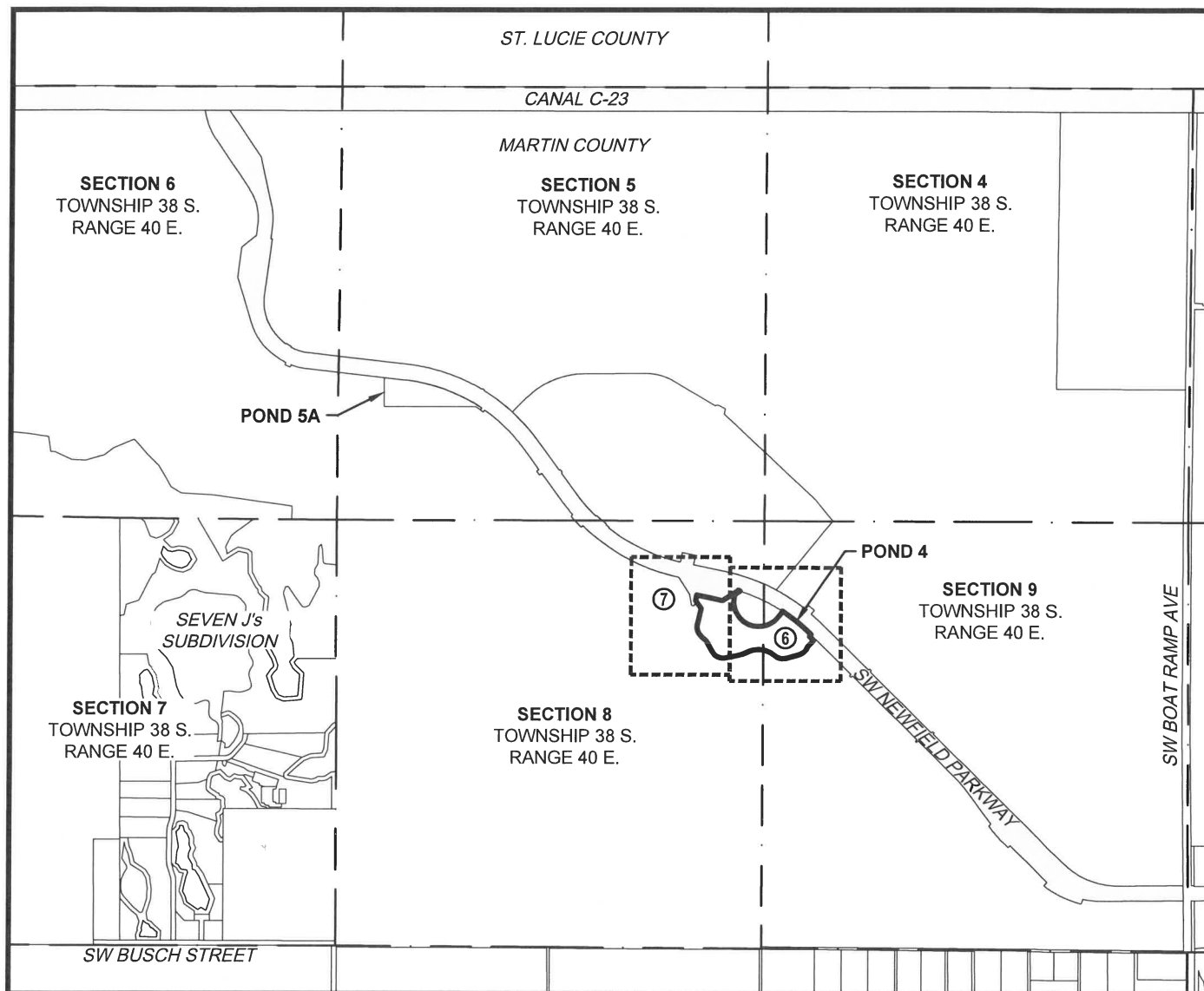
SHEET 3 OF 7



**EXHIBIT A**  
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
SECTIONS 8 AND 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA



( IN FEET )  
1 INCH = 2000 ft.  
THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
OF 1" = 2000'



**LOCATION / KEY MAP**

SCALE: 1" = 2000'

NOTE: SEE SHEETS 5 THRU 7 OF 7 FOR SKETCH OF DESCRIPTION.

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**EXHIBIT**  
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**RIGHT OF WAY DEDICATION**  
**SW NEWFIELD PARKWAY**

**MARTIN COUNTY**

**FLORIDA**

PATH: \031092-01-006 (SUR)\Survey\Citrus Ponds

DRAWN: RT

PROJECT NO. 31092-01-001

REVISED DATE: MAY 23, 2024

DATE: MAY 2, 2024

CADD FILE: 31092-POND 4-SKT

SCALE: 1"=2000'

SHEET 4 OF 7

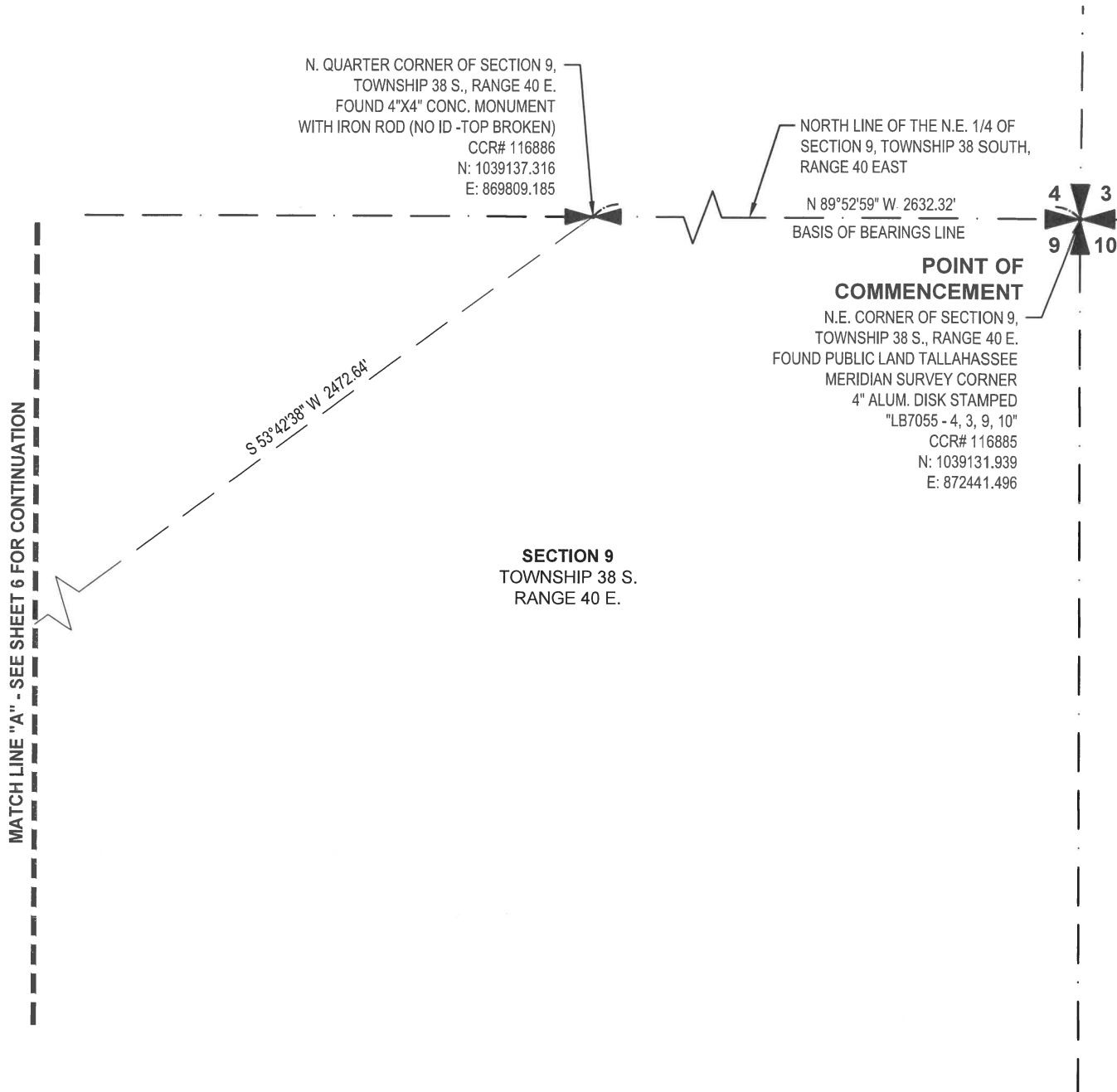




**EXHIBIT A**  
**SKETCH OF DESCRIPTION**  
SECTIONS 8 AND 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA



( IN FEET )  
1 INCH = 200 ft.  
THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
OF 1" = 200'



NOTE: SEE SHEETS 1 THRU 4 OF 7 FOR DESCRIPTION, SURVEYOR'S  
NOTES, CERTIFICATION AND LOCATION MAP.

**THIS IS NOT A SURVEY**

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**EXHIBIT**  
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**RIGHT OF WAY DEDICATION**  
**SW NEWFIELD PARKWAY**

**MARTIN COUNTY**

**FLORIDA**

PATH: \031092-01-006 (SUR)\Survey\Citrus Ponds

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PROJECT NO. 31092-01-001

REVISED DATE: MAY 23, 2024

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CADD FILE: 31092-POND 4-SKT

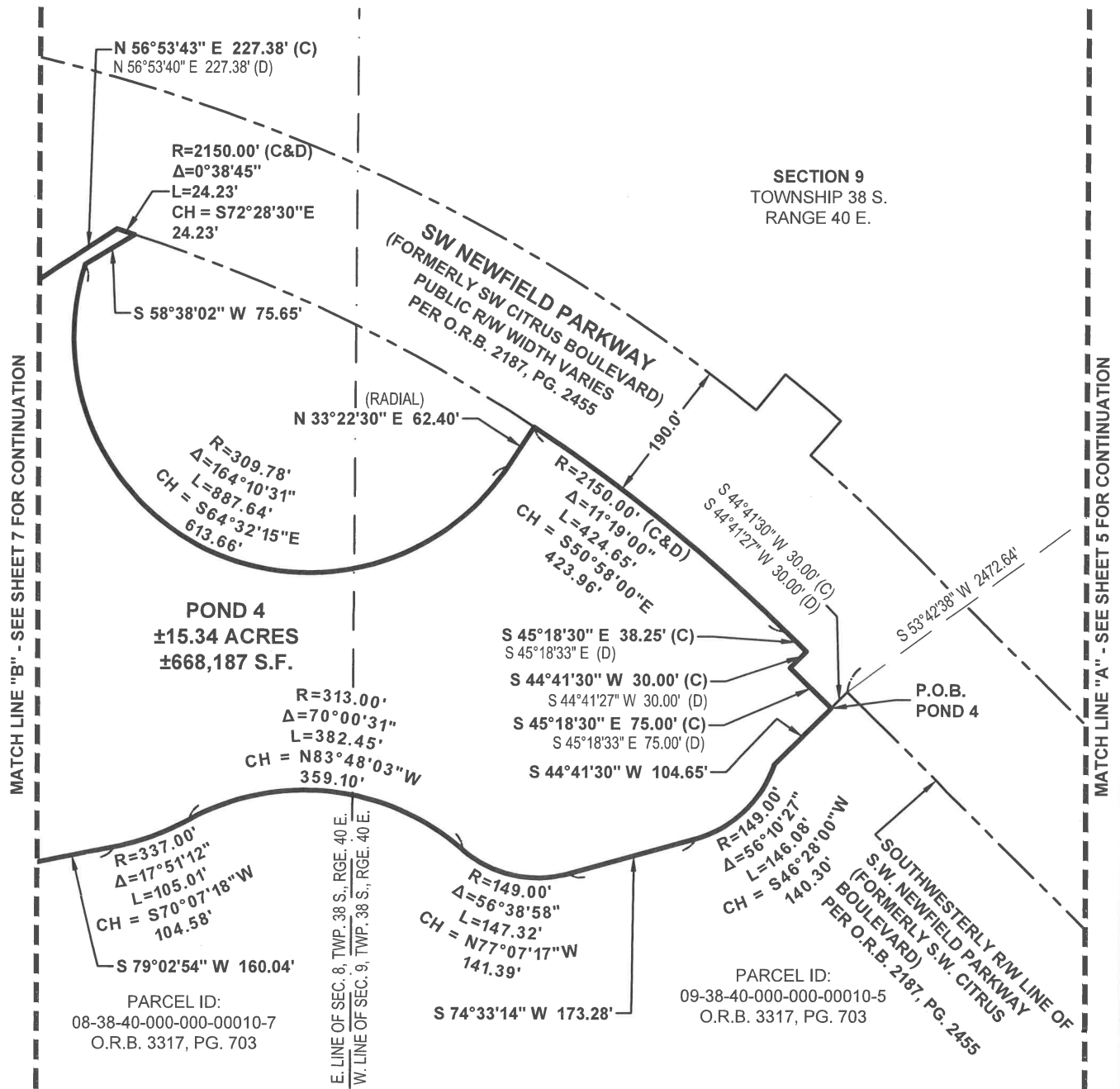
SCALE: 1"=200'

SHEET 5 OF 7



**EXHIBIT A**  
**SKETCH OF DESCRIPTION**  
SECTIONS 8 AND 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA

0 200  
( IN FEET )  
1 INCH = 200 ft.  
THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
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NOTE: SEE SHEETS 1 THRU 4 OF 7 FOR DESCRIPTION, SURVEYOR'S  
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**EXHIBIT**  
**NEWFIELD POND 4**  
**RIGHT OF WAY DEDICATION**  
**SW NEWFIELD PARKWAY**

**MARTIN COUNTY**

**FLORIDA**

PATH: \031092-01-006 (SUR)\Survey\Citrus Ponds

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REVISED DATE: MAY 23, 2024

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SCALE: 1"=200'

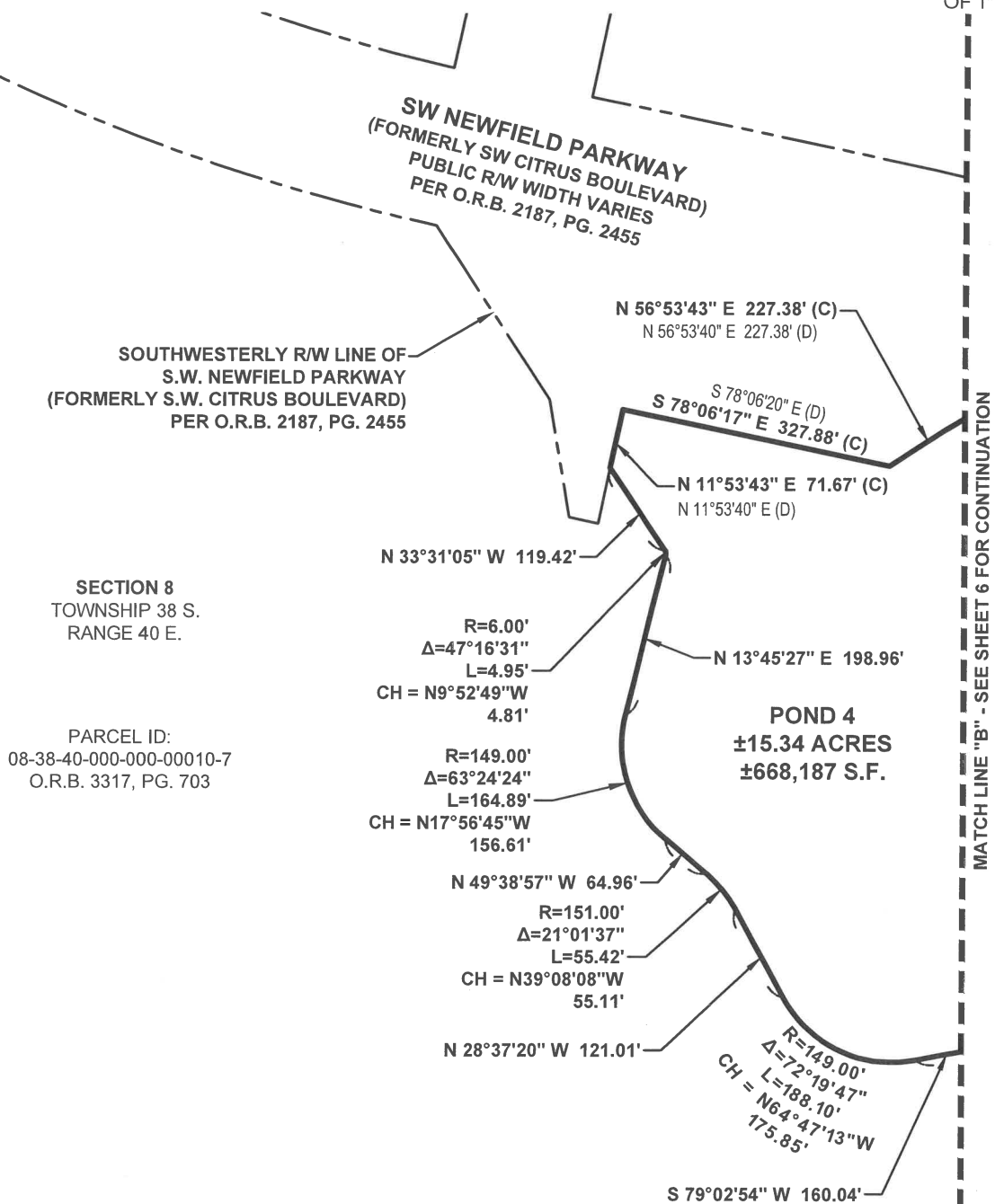
SHEET 6 OF 7





**EXHIBIT A**  
**SKETCH OF DESCRIPTION**  
SECTIONS 8 AND 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA

0 200  
( IN FEET )  
1 INCH = 200 ft.  
THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
OF 1" = 200'



NOTE: SEE SHEETS 1 THRU 4 OF 7 FOR DESCRIPTION, SURVEYOR'S  
NOTES, CERTIFICATION AND LOCATION MAP.

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**EXHIBIT**  
**NEWFIELD POND 4**  
**RIGHT OF WAY DEDICATION**  
**SW NEWFIELD PARKWAY**

**MARTIN COUNTY**

**FLORIDA**

PATH: \031092-01-006 (SUR)\Survey\Citrus Ponds

DRAWN: RT

PROJECT NO. 31092-01-001

REVISED DATE: MAY 23, 2024

DATE: MAY 2, 2024

CADD FILE: 31092-POND 4-SKT

SCALE: 1"=200'

SHEET 7 OF 7

**EXHIBIT B**  
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST**  
**MARTIN COUNTY, FLORIDA**

**LEGAL DESCRIPTION POND 5A RIGHT OF WAY DEDICATION**

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA;  
THENCE SOUTH 89°31'17" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2699.93 FEET  
TO THE SOUTHEAST CORNER OF SAID SECTION 6;  
THENCE NORTH 18°08'36" EAST, A DISTANCE OF 1863.45 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST NEWFIELD  
PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD) AS RECORDED IN OFFICIAL RECORDS BOOK 2187, PAGE 2455, PUBLIC RECORDS  
OF MARTIN COUNTY, FLORIDA AND THE **POINT OF BEGINNING**;  
THENCE SOUTH 83°26'16" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 265.93 FEET TO THE BEGINNING OF A CURVE CONCAVE  
SOUTHWESTERLY, HAVING A RADIUS OF 2150.00 FEET, A CENTRAL ANGLE OF 27°09'59", A CHORD BEARING OF SOUTH 69°51'17" EAST AND  
A CHORD DISTANCE OF 1009.89 FEET;  
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1019.41 FEET;  
THENCE SOUTH 33°43'43" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET;  
THENCE NORTH 55°38'47" WEST, A DISTANCE OF 76.65 FEET;  
THENCE NORTH 89°59'16" WEST, A DISTANCE OF 1132.36 FEET;  
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 359.65 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6.45 ACRES OR 280,938 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT  
THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN  
ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING  
AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA  
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17,  
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027,  
FLORIDA STATUTES.

RICHARD E. BARNES, JR. DATE OF SIGNATURE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE No. LS -5173

NOTE: SEE SHEETS 4 AND 5 OF 5 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT COMPLETE UNLESS ACCOMPANIED WITH  
SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 4 AND 5 OF 5  
OF THIS DOCUMENT. **THIS IS NOT A SURVEY**

BOWMAN CONSULTING GROUP, LTD., INC.  
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC  
SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**Bowman**

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301 SE Ocean Blvd. Fax: (772) 220-7881  
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

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**EXHIBIT**  
**NEWFIELD POND 5A**  
**RIGHT OF WAY DEDICATION**  
**SW NEWFIELD PARKWAY**

**MARTIN COUNTY**

**FLORIDA**

PATH: \031092-01-006 (SUR)\Survey\Citrus Ponds		DRAWN: RT
PROJECT NO. 31092-01-001	REVISED DATE: MAY 23, 2024	DATE: MAY 2, 2024
CADD FILE: 31092-POND 5A-SKT	SCALE: N/A	SHEET 1 OF 5

**EXHIBIT B**  
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA

**SURVEYOR'S NOTES:**

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 89°31'17" EAST FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE.
2. THERE WAS NO FIELDWORK PERFORMED FOR THIS SKETCH AND DESCRIPTION. THE LINEWORK FOR THE PONDS WAS PROVIDED BY THE CLIENT.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.
4. THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT [WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK)

**LEGEND:**

Δ	CENTRAL ANGLE OF CURVE
(C)	CALCULATED DATA
CH	CHORD OF CURVE
CCR#	CERTIFIED CORNER RECORD NUMBER
CONC.	CONCRETE
(D)	DEED DATA
D.B.	DEED BOOK
E:	EASTING
ID	IDENTIFICATION
L	ARC LENGTH OF CURVE
N:	NORTHING
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R	RADIUS OF CURVE
R/W	RIGHT OF WAY
RGE.	RANGE
SEC.	SECTION
S.F.	SQUARE FEET
TWP.	TOWNSHIP
TYP.	TYPICAL



SHEET VIEW AND NUMBER



QUARTER SECTION CORNER NOT FOUND



FOUND SECTION CORNER



PARCEL LINE



RIGHT OF WAY LINE



SECTION LINE



POND PARCEL

NOTE: SEE SHEETS 4 AND 5 OF 5 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT COMPLETE UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 4 AND 5 OF 5 OF THIS DOCUMENT.

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**EXHIBIT**  
**NEWFIELD POND 5A**  
**RIGHT OF WAY DEDICATION**  
**SW NEWFIELD PARKWAY**

**MARTIN COUNTY**

**FLORIDA**

PATH: \031092-01-006 (SUR)\Survey\Citrus Ponds

DRAWN: RT

PROJECT NO. 31092-01-001

REVISED DATE: MAY 23, 2024

DATE: MAY 2, 2024

CADD FILE: 31092-POND 5A-SKT

SCALE: N/A

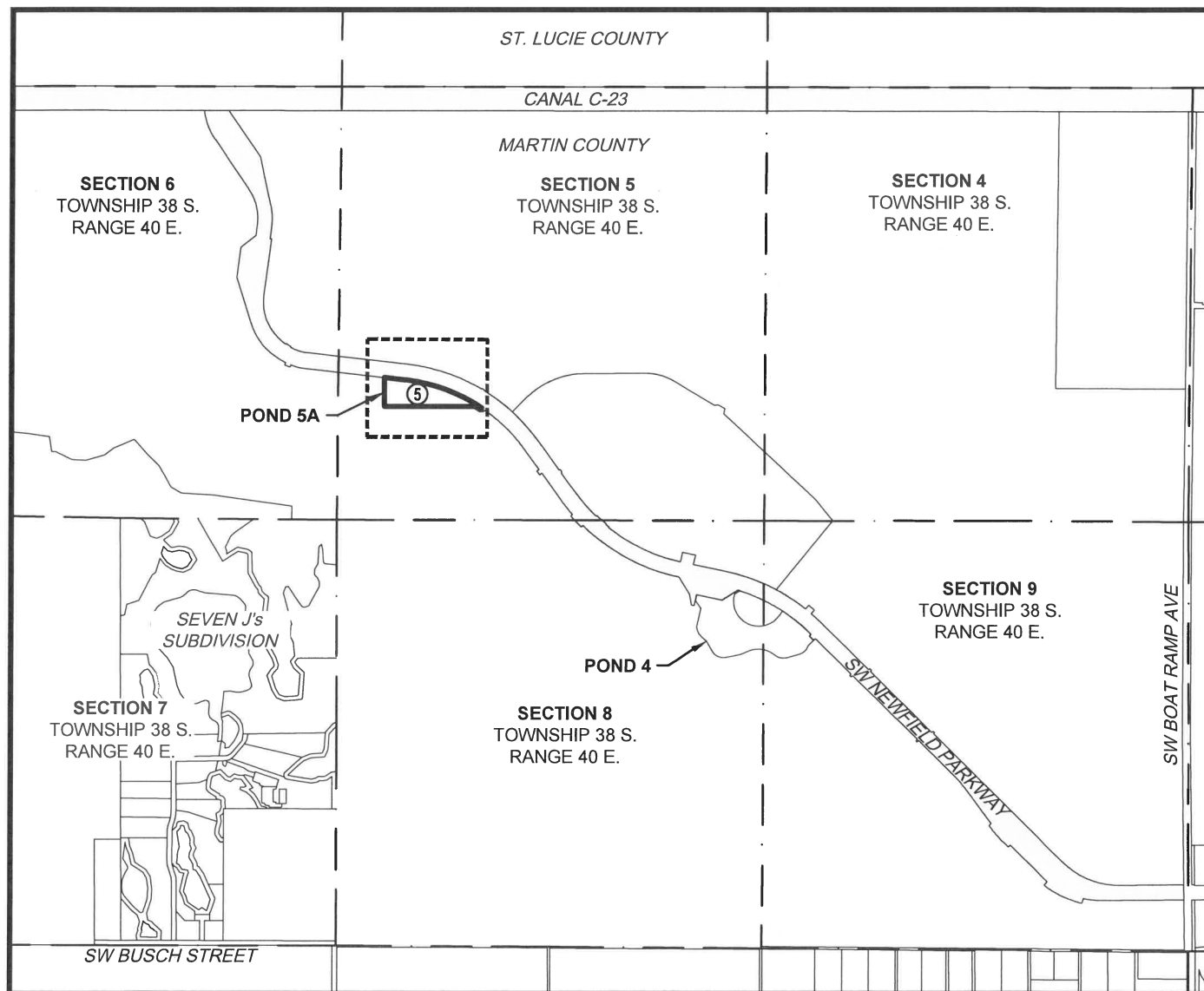
SHEET 2 OF 5



**EXHIBIT B**  
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA



( IN FEET )  
1 INCH = 2000 ft.  
THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
OF 1" = 2000'



**LOCATION / KEY MAP**

SCALE: 1" = 2000'

NOTE: SEE SHEETS 4 AND 5 OF 5 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT COMPLETE UNLESS ACCOMPANIED WITH  
SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 4 AND 5 OF 5  
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**EXHIBIT**  
**NEWFIELD POND 5A**  
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**MARTIN COUNTY**

**FLORIDA**

PATH: \031092-01-006 (SUR)\Survey\Citrus Ponds

DRAWN: RT

PROJECT NO. 31092-01-001

REVISED DATE: MAY 23, 2024

DATE: MAY 2, 2024

CADD FILE: 31092-POND 5A-SKT

SCALE: 1" = 2000'

SHEET 3 OF 5



**EXHIBIT B**  
**SKETCH OF DESCRIPTION**  
SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA



( IN FEET )  
1 INCH = 200 ft.  
THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
OF 1" = 200'

**SECTION 6**  
TOWNSHIP 38 S.  
RANGE 40 E.

**POINT OF  
COMMENCEMENT**  
S. 1/4 CORNER OF SECTION 6,  
TOWNSHIP 38 S., RANGE 40 E.

E. LINE OF SEC. 6, TWP. 38 S., RGE. 40 E.  
W. LINE OF SEC. 5, TWP. 38 S., RGE. 40 E.  
N 18°08'36" E 1863.45'

S 89°31'17" E 2699.93' BASIS OF BEARINGS LINE  
SOUTH LINE OF S.E. 1/4 OF SECTION 6, TOWNSHIP 38 S. RANGE 40 E.

S.E. CORNER OF SECTION 6,  
TOWNSHIP 38 S., RANGE 40 E.

MATCH LINE "A" - SEE SHEET 5 FOR CONTINUATION

NOTE: SEE SHEETS 1 THRU 3 OF 5 FOR DESCRIPTION, SURVEYOR'S  
NOTES, CERTIFICATION AND LOCATION MAP.

**THIS IS NOT A SURVEY**

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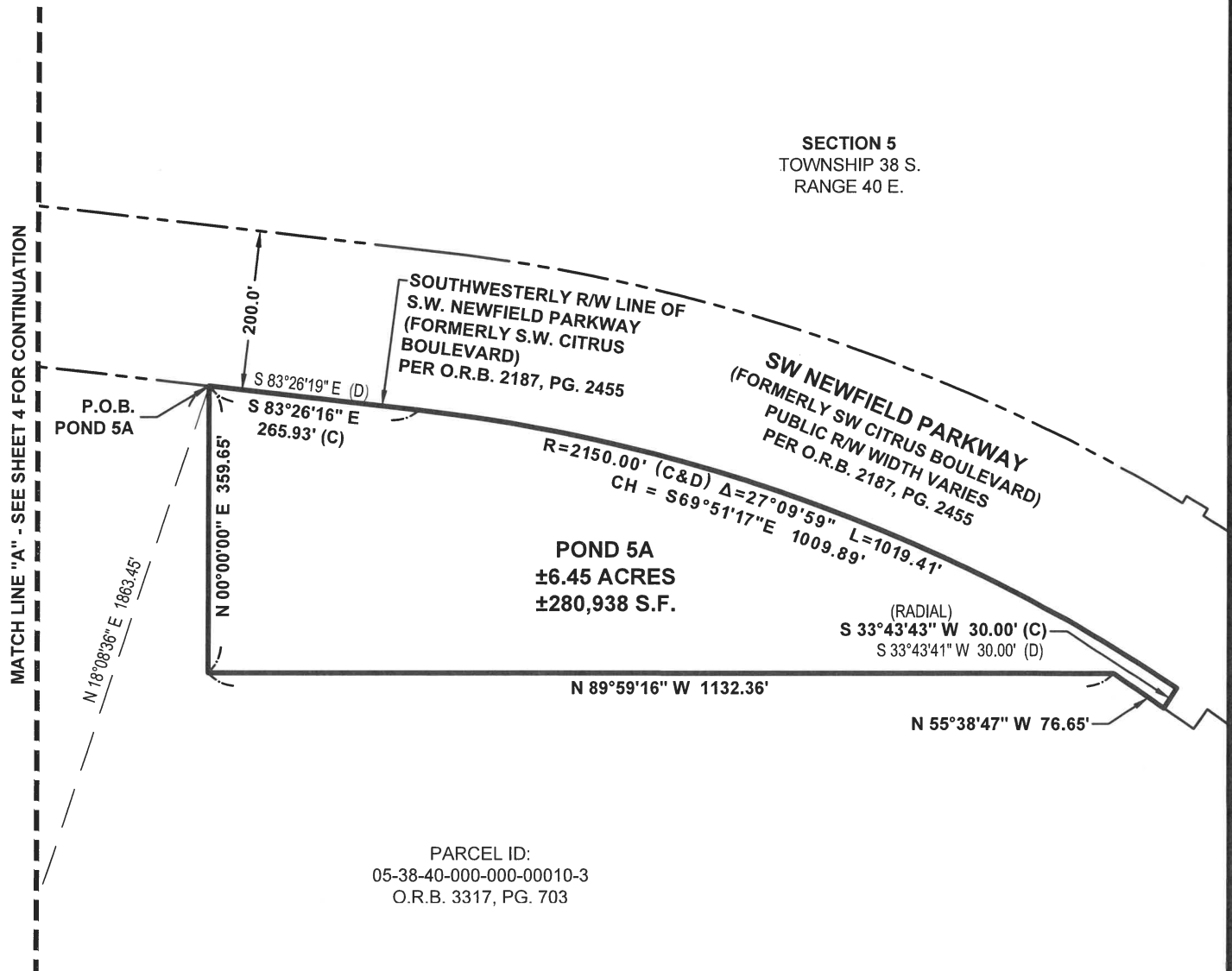
SCALE: 1"=200'

SHEET 4 OF 5



**EXHIBIT B**  
**SKETCH OF DESCRIPTION**  
SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA

0 200  
( IN FEET )  
1 INCH = 200 ft.  
THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
OF 1" = 200'



NOTE: SEE SHEETS 1 THRU 3 OF 5 FOR DESCRIPTION, SURVEYOR'S NOTES, CERTIFICATION AND LOCATION MAP.

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SHEET 5 OF 5